

RULS - AD - 1979 - 200

Letter from Candeb to Leehy saying their firm
would like to work on assignment.

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**Candeub,
Fleissig and
Associates**

Consultants in
Community
Development and
Environmental
Planning Since 1953

December 26, 1979

Judge B. Thomas Leahy
Superior Court
Court House
Somerville, N.J.

Re: Bedminster

Dear Judge Leahy:

The Home News article of December 21, 1979 indicated a possible interest on your part in selecting a consultant to "come up with a plan for rezoning the Pluckemin section..." of Bedminster. If you decide to do this, please consider our firm for the assignment.

We have recently prepared master plans for Bernardsville, South Orange, Verona, Saddle Brook and Bloomfield, and have been preparing plans in New Jersey for more than twenty-five years. Furthermore, I would enjoy working with you on this assignment.

Sincerely yours,

Isadore Candeub, P.P., A.I.C.P.
President

IC:er

**REC'D BY MEMBERS
DEC 31 1979
JUDGE LEAHY**

Judge tells Bedminster to get its housing policies in step

As must all children, a municipality someday must grow up.

One municipality which still has to realize that is Bedminster, a gangling sort of township spread across 26 square miles of northern Somerset County.

Bedminster is what the courts call a "developing" municipality.

That means a municipality which has reached a stage where it must start assuming some responsibility for helping the state's family of municipalities solve some of its problems.

In Bedminster's case, the time has come for it to allow low — and moderate — income housing to be built within its boundaries.

No known count has been made of the number of horses, cows and dogs in Bedminster. But it may well be that its animal population is greater than its human population. The latter is estimated at 2,589 by the Somerset County Planning Board.

The human population is concentrated in the villages of Pluckemin and Bedminster which straddle Routes 202 and 206.

Thus, most of the township is wide open country in which gentlemen farmers have the same rights to farmland assessments — about one-fifth that of regular assessments — as do regular farmers, and the horse set rides to the hounds during fall and winter.

As do many adolescents, Bedminster wants everything its own way, it seems, but absolutely no part of its fair share of regional low — and moderate — income housing.

Some 10 years ago, Bedminster jumped up and down in protest of a plan by Somerset County College to buy an estate off Lamington Road for its campus.



INSIDE SOMERSET COUNTY

By TONY RUMMO

12/21/79

Couldn't have students picnicking and disturbing the fox. That seemed to be Bedminster's attitude.

So, the college went down the road a mile or so and built its facilities in Branchburg.

Not too much later, Bedminster jumped in joy when the Long Lines Division of the American Telephone and Telegraph Co. chose a Bedminster hillside along Route 287 as the site of its new headquarters.

The township apparently was old enough to realize the benefits of having a multi-million dollar tax rateable adorn the hillside.

Subsequently, the taxes collected from the AT&T building helped not only to meet costs of regular municipal services, they also helped meet legal costs of what has been close to an eight-year fight to prevent the Allan-Deane Corp., a Johns-Manville subsidiary, from building a PUD through a zoning change which would allow multi-family units as well as townhouses to be built in the Pluckemin section.

The latest round in the fight went against Bedminster a week ago.

Superior Court Judge B. Thomas Leahy in Somerville ruled Bedminster must allow high-density development in the Pluckemin section.

The judge in effect said that it's time

Bedminster stops wanting its cake and eating it, too.

That's because the Somerset County Master Plan provides that most of Bedminster be kept in open spaces to protect the Raritan River watershed — just as wanted by Bedminster.

The plan, however, also provides that a corridor along Route 202-206 be zoned for high density.

Bedminster, Leahy ruled, must adopt a zoning ordinance which is in accord with the county master plan in both respects.

When Bedminster does, according to Leahy, the township will not only be complying with state law but will also be meeting its fair share of regional housing needs.

Meanwhile, like the school boy who fails in his work, Bedminster now faces the possibility of getting some special tutoring if it doesn't understand what the judge means.

The judge sounded as though he may appoint a consultant to come up with a plan for rezoning the Pluckemin section which he then would impose on Bedminster.

The Home News